

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-5
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. 92

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Morgan Memorial Inc. has presented a proposal for the purchase of a portion of Disposition Parcel R-5 in the Project Area for the purpose of developing thereon a new Day Nursery and Hayden Inn and School and for the purchase of the balance of Disposition Parcel R-5 by Massachusetts Housing Association, Inc. for the purpose of developing thereon moderate income housing under the FHA 221 d-3 program; and

WHEREAS, Morgan Memorial, Inc. has agreed to settle all claims it has or will have against the Authority arising out of the acquisition of properties owned by it or its affiliated agencies for a sum acceptable to the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Morgan Memorial, Inc. and Massachusetts Housing Association, Inc. be and hereby are tentatively designated as Redevelopers of Disposition Parcel R-5, subject to the following:

a. Submission by June 15, 1967, of the following documents satisfactory to the Authority:

- 1) Preliminary site plan indicating the proposed subdivision of the site and the number and composition of the housing units proposed to be developed on Parcel R-5a, and the Hayden Inn, School, and Nursery to be developed on Parcel R-5b.

2) Estimated total cost of the housing project and proposed rental schedule.

- b. Acceptance of the following compensation in full settlement of any claims arising out of the taking of the following properties as designated on the South Cove Property Map dated June, 1965, and owned by Morgan Memorial, Inc. or its affiliated agencies:

Category A

1. The portion of Parcel 30-3 (334-336 Tremont St., 8-14 Porter St.) lying within the Oak St. Extension right-of-way.	\$ 45,000
2. Portion of Block 31, 159-161 Broadway. The Goodwill Building.	46,600
3. Parcel 32-7a, 15-17 Wheeler St. The Nursery Building and adjacent land.	290,000
4. Parcel 33-2, corner of Wheeler and Corning St. Open land.	30,500
5. Parcel 33-3, 77-79 Shawmut Avenue. The Hayden Inn.	166,500
6. Parcel 52-11, 5 Ohio St. Residential structure	6,000
7. Parcel 52-12, 923-927 Washington St. and 1-4 Ohio St. The Noyes Building	<u>140,000</u>
Total	\$724,600

Category B

1. The portion of Parcel 30-3 lying within Disposition Parcel R-5	-
2. Parcel 30-16, 20 Porter St.	-
3. Block 31, excluding the Goodwill Building	-
4. Parcel 32-2, 10 Kirkland St., 3-9 Wheeler St.	-
5. Parcel 32-6, 11 Wheeler St.	-
6. Portion of parcel 32-7, 18 Kirkland St.	-
Total	<u>\$1.00</u>

- c. Draft of a penalty bond or other security device in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;
- d. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development;
- e. Publication of all public disclosures and issuance of all approvals as may be required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Morgan Memorial Inc. and Massachusetts Housing Association Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

May 18, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL R-5 - SOUTH COVE URBAN RENEWAL AREA

Summary: This memorandum recommends the tentative designation of Massachusetts Housing Associates, Inc. and Morgan Memorial, Inc. As Redevelopers of South Cove Parcel R-5

Parcel R-5 is approximately 101,600 square feet in area, and is located at the intersection of Tremont Street and Corning Street. Morgan Memorial and its affiliated agencies own a total of 13 parcels within the South Cove Project Area, including six which are within the boundaries of Disposition Site R-5. Through the Church of All Nations, the Hayden Inn and the Goodwill Industries, it has long been closely identified with this area of the City.

During the preparation of the South Cove Urban Renewal Plan, it worked closely with the Authority staff and indicated its desire to rebuild the Hayden Inn and sponsor moderate income housing within the Project Area. It submitted a letter of interest in response to the announcement of the availability of Parcel R-5 last year.

The Renewal Assistance Administration favors and has established specific procedures for dealing with property owners who face acquisition and who seek to become redevelopers. Following these procedures, the Authority Land Acquisition and Land Disposition divisions negotiated with Morgan Memorial Inc. with a view toward obtaining an acceptable development proposal and an amicable settlement of its properties which are scheduled to be acquired. Basically, we propose that Morgan Memorial accept the approved acquisition prices for seven parcels within the Project Area, four of which are not included within Disposition Parcel R-5, and that it accept the sum of \$1.00 for six other parcels, all of which are within Disposition Parcel R-5.

In the attached letter, Morgan Memorial, Inc. conditionally agrees to this settlement proposal for its 13 properties. The letter of intent also includes a formal proposal for the redevelopment of Parcel R-5 with approximately 200 units of moderate income housing to be financed under the FHA Section 221 d-3 program, and a new Day Nursery and Hayden Inn and School.

At the time of our earlier acquisition-disposition negotiations with Morgan Memorial, the staff expressed concern about the geographical relationship of the Hayden Inn and School to the proposed new housing. Morgan Memorial agreed to prepare preliminary architectural studies to demonstrate the compatibility of the two uses, and engaged as architects Hugh Stubbins and Associates for this purpose. The staff is now satisfied with the proposed solution, and Mr. Stubbins will be the architect for all development on the parcel.

If selected, preliminary plans are promised by June 15, 1968, with construction to commence May 1, 1968. Morgan Memorial conditions acceptance of our proposed acquisition settlement upon issuance of a commitment for the proposed new housing by FHA, and I think this is only fair. If selected, George B. H. Macomber^{Co} would be the general contractor.

Accordingly, it is recommended that the Authority tentatively designate Morgan Memorial as Redeveloper of Disposition Parcel R-5, subject to acceptance of the acquisition settlement described in its letter and with the understanding that the parcel will have to be subdivided between the two proposed uses, and with the further understanding that Massachusetts Housing Association, a Morgan Memorial affiliate, will be the legal entity to take title to the portion of the site to be developed with housing. An appropriate Resolution is attached.

Attachments

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